S1/2 OF LOT 88 HI-DRI ACRES, UNI
527-828,

TRAVIS SANDRA K
7334A GROVER DR
MACON, GA 31216-7326

2027

15-5S-16-03626-160

BUILDING CHARACTERISTICS

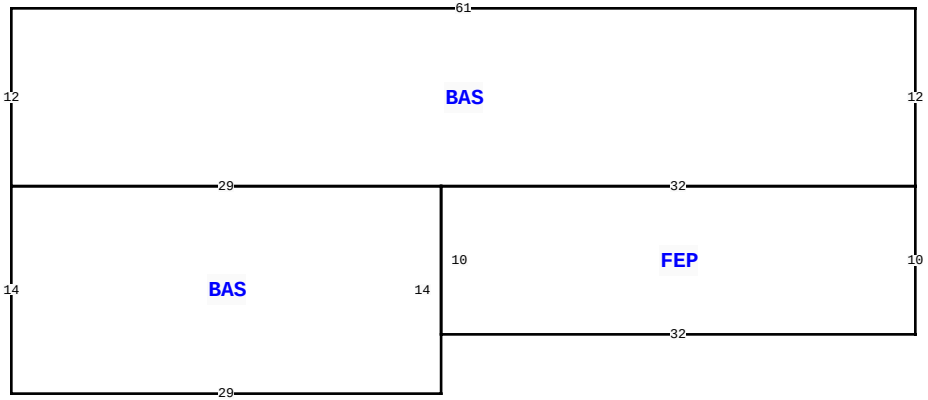
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 50
Exterior Wall	08	WD OR PLY 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	406	100		406	8,981
BAS	732	100		732	16,192
FEP	320	85		272	6,017
TOTALS	1,458			1,410	31,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,410	92.1600	55.30	77,973	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1138 HX Base Yr



3841 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	31,189
TOTAL MARKET OB/XF VALUE	10,800
TOTAL LAND VALUE - MARKET	16,425
TOTAL MARKET VALUE	58,414
SOH/AGL Deduction	10,291
ASSESSED VALUE	48,123
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,123
TOTAL JUST VALUE	58,414
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,414

XFOB:5:1: MONTE MH
XFOB:1:1: CRESCENT M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056961	Mobile Home		11/13/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0527/0828	8/01/1983	WD	Q	I		9,600

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 S12 BAS= S14 E29 N14 W29$ E29 FEP= S10 E32 N10W32$ E32 N12$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,800

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0			0.00	0.00	0.73	AC		1.00	1.00	1.25	18,000.00	22,500.00	16,425							

REVIEW DATE 02/10/2026 BY KS Total Acres: 0.73 Total Land Value: 16,425 Market: 0 Agricultural: 0 Common: 16,425 PRINTED 11/17/2026 BY SYS